

**DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
FUND 145, HOME INVESTMENT PARTNERSHIP GRANT**

**Design, Development  
and Construction**

<b><i>Agency Position Summary</i></b>			
1	Regular Position	/	1.0 Regular Staff Year

***Position Detail Information***

<b><u>DESIGN, DEVELOPMENT AND CONSTRUCTION</u></b>	
<u>1</u>	Housing Community Developer IV
1	Position
1.0	Staff Year

# FUND 145

## HOME INVESTMENT PARTNERSHIP GRANT

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### Agency Mission

The goal of the HOME Program is to provide affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance.

Agency Summary					
Category <sup>1</sup>	FY 2002 Actual	FY 2003 Adopted Budget Plan	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Expenditures:					
New Construction <sup>2</sup>	956,704	\$1,333,370	\$4,247,106	\$1,302,795	\$1,302,795
Tenant Based Rental Assistance	277,132	225,130	258,796	255,705	255,705
Community Housing Development Project Specific Loans	0	311,700	1,211,954	311,700	311,700
Administration	151,709	207,800	501,085	207,800	207,800
<b>Total Expenditures</b>	<b>\$1,385,545</b>	<b>\$2,078,000</b>	<b>\$6,218,941</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>

<sup>1</sup> Categories as required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.

<sup>2</sup> Funding will be moved to specific projects when approved by the Board of Supervisors. Projects may include rehabilitation and acquisition, as well as construction.

### **Board of Supervisors' Adjustments**

***The following funding adjustments reflect all changes to the FY 2004 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2003:***

- ◆ The Board of Supervisors made no changes to the FY 2004 Advertised Budget Plan. It should be noted that the Fairfax County Redevelopment and Housing Authority (FCRHA) Consolidated Plan One-Year Action Plan was approved by the Board of Supervisors on April 28, 2003, increasing the federal award for FY 2004 by \$626,791 from \$2,078,000 to \$2,704,791. An adjustment will be made at the *FY 2003 Carryover Review*.

***The following funding adjustments reflect all approved changes to the FY 2003 Revised Budget Plan from January 1, 2003 through April 21, 2003. Included are all adjustments made as part of the FY 2003 Third Quarter Review:***

- ◆ The Board of Supervisors made no adjustments to this fund.

# FUND 145

## HOME INVESTMENT PARTNERSHIP GRANT

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### ***County Executive Proposed FY 2004 Advertised Budget Plan***

#### **Purpose**

In FY 2004, funding of \$2,078,000 represents an estimate for Program Year 12. The actual FY 2004 grant will be determined by final congressional appropriation for the program. FY 2004 funding will provide for the Tenant Based Rental Assistance program and various other new and ongoing projects. Details for specific projects in Program Year 12 (FY 2004) will be approved by the Board of Supervisors (BOS) and submitted to HUD as part of the Consolidated Plan Action Plan: Use of Funds for FY 2004 during April of 2003. After HUD and BOS approval, necessary project adjustments will be made to this fund.

The HOME Investment Partnership Program (HOME) was established as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. HOME funds are allocated on an annual basis to eligible participating jurisdictions based on a formula allocation system. The HOME Program requires a 25 percent local match from the participating jurisdiction. The local match can come from any Housing and Community Development project, regardless of funding source, that is HOME eligible. Any expenditure beginning in October 1992 in qualifying projects can be considered as part of the required matching funds. In FY 2004, the County will have adequate matching funds from all eligible projects to satisfy the requirement. Therefore, no additional local funds will need to be allocated to meet this requirement.

#### **FY 2004 Initiatives**

- ◆ Develop affordable housing through acquisition, construction, reconstruction, or moderate rehabilitation. FY 2004 HOME funding projections include a planning factor in the amount of \$1,302,795 for affordable housing projects to be approved by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors.
- ◆ Provide affordable rental housing through tenant-based rental assistance. FY 2004 HOME funding projections include a planning factor in the amount of \$255,705 for Tenant-Based Rental Assistance.
- ◆ Support Community Housing Development Organizations (CHDOs) and Fairfax County Redevelopment and Housing Authority (FCRHA) organizational capacity. FY 2004 HOME funding projections include a 15 percent set-aside of \$311,700, mandated under HOME regulations from the County's total HOME allocation for eligible CHDOs, and a 10 percent set-aside of \$207,800 for administrative expenses as permitted under HOME regulations.

#### **Funding Adjustments**

*The following funding adjustments reflect all approved changes to the FY 2003 Revised Budget Plan since the passage of the FY 2003 Adopted Budget Plan. Included are all adjustments made as part of the FY 2002 Carryover Review and all other approved changes through December 31, 2002:*

- ◆ As part of the *FY 2002 Carryover Review*, the Board of Supervisors approved an increase of \$4,140,941 due to the carryover of unexpended project balances of \$4,042,224, and the allocation of \$98,717 for program income.

A Fund Statement, a Summary of Capital Projects, and Project Detail Table for the capital project funded in FY 2004 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Table includes project location, description, source of funding, and completion schedules.

# FUND 145

## HOME INVESTMENT PARTNERSHIP GRANT

### FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 145, HOME Investment Partnership Grant

	FY 2002 Actual	FY 2003 Adopted Budget Plan	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$109,273</b>	<b>\$0</b>	<b>(\$47,652)</b>	<b>\$0</b>	<b>\$0</b>
Revenue:					
HOME Grant Funds	\$1,129,903	\$2,078,000	\$5,822,035	\$2,078,000	\$2,078,000
HOME Program Income	98,717	0	444,558	0	0
Total Revenue	\$1,228,620	\$2,078,000	\$6,266,593	\$2,078,000	\$2,078,000
<b>Total Available</b>	<b>\$1,337,893</b>	<b>\$2,078,000</b>	<b>\$6,218,941</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>
Expenditures:					
HOME Projects	\$1,385,545	\$2,078,000	\$6,218,941	\$2,078,000	\$2,078,000
Total Expenditures <sup>1</sup>	\$1,385,545	\$2,078,000	\$6,218,941	\$2,078,000	\$2,078,000
<b>Total Disbursements</b>	<b>\$1,385,545</b>	<b>\$2,078,000</b>	<b>\$6,218,941</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>
<b>Ending Balance<sup>2</sup></b>	<b>(\$47,652)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup>FY 2004 HOME funding projections include a 15 percent set-aside of \$311,700, mandated under HOME regulations, from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDOs), a 10 percent set-aside of \$207,800 for administrative expenses as permitted under HOME regulations (including \$25,000 for the Fair Housing Program), a planning factor of \$255,705 for Tenant-Based Rental Assistance, and an amount of \$1,302,795 for affordable housing projects to be approved by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors.

<sup>2</sup>The FY 2002 negative Ending Balance will be adjusted when reimbursements are received from the U.S. Department of Housing and Urban Development (HUD).

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## HOME INVESTMENT PARTNERSHIP GRANT

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### FY 2004 Summary of Capital Projects

#### Fund: 145 HOME Investment Partnerships Grant

Project #	Description	Total Project Estimate	FY 2002 Actual Expenditures	FY 2003 Revised Budget	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
013808	Herndon Harbor House Phase I	\$553,853	\$0.00	\$0.00	\$0	\$0
013854	Founders Ridge/Kingstowne NV	42,321	4,606.21	10,393.79	0	0
013883	Old Mill Road	59,500	0.00	0.00	0	0
013901	Tavenner Lane	739,336	0.00	4,736.50	0	0
013912	Stevenson Street	570,000	0.00	0.00	0	0
013933	Reston Interfaith Townhouses		0.00	278,538.00	0	0
013954	CHDO Undesignated		0.00	409,813.00	311,700	311,700
013969	Castellani Meadows	1,039,961	0.00	0.00	0	0
013971	Tenant-Based Rental Assistance		232,459.00	237,567.00	255,705	255,705
013974	HOME Development Costs		0.00	3,368,090.69	1,302,795	1,302,795
013975	HOME Administration		151,708.87	476,085.16	207,800	207,800
014034	Fair Housing Program		0.00	25,000.00	0	0
014040	Herndon Harbour Phase II	2,793,572	191,799.99	283,166.93	0	0
014052	Senior Rental Assistance		44,673.20	21,228.92	0	0
014056	Gum Springs Glen	2,654,242	760,297.73	380,718.27	0	0
014106	Village At Gum Springs Acquisition	228,038	0.00	228,038.00	0	0
014129	Senior/Disabled Housing Development		0.00	79,565.00	0	0
014134	Habitat at Stevenson Street	216,000	0.00	216,000.00	0	0
014144	Transitional Emergency Shelter		0.00	200,000.00	0	0
<b>Total</b>		<b>\$8,896,823</b>	<b>\$1,385,545.00</b>	<b>\$6,218,941.26</b>	<b>\$2,078,000</b>	<b>\$2,078,000</b>

# FUND 145

## HOME INVESTMENT PARTNERSHIP GRANT

<b>013974</b>	<b>HOME Development Costs</b>
Countywide	Countywide
<b>Description and Justification:</b> FY 2004 funding in the amount of \$1,302,795 will be allocated to specific projects as recommended by the Board of Supervisors. Allocation to specific projects is anticipated in the Spring of 2003.	

	Total Project Estimate	Prior Expenditures	FY 2002 Expenditures	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	3,115,554	1,302,795	1,302,795	0
Construction		0	0	0	0	0	0
Other		0	0	252,537	0	0	0
Total	Continuing	\$0	\$0	\$3,368,091	<b>\$1,302,795</b>	<b>\$1,302,795</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$1,302,795	\$1,302,795